

079.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

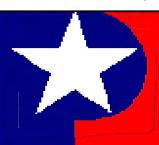
ARLINGTON

Total Card / Total Parcel

733,800 / 733,800

733,800 / 733,800

ASSESSED: 733,800 / 733,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
75		BRATTLE ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	CHAMBERLAIN JAMES E-ETAL
Owner 2:	CHAMBERLAIN JEAN M
Owner 3:	

Street 1: 75 BRATTLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02474 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: CHAMBERLAIN JAMES E-ETAL -

Owner 2: CHAMBERLAIN JEAN M -

Street 1: 75 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 7,995 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1641 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7995		Sq. Ft.	Site		0	70.	0.83	11									461,896						461,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7995.000		271,900				461,900		733,800						49290	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/05/18	

Entered Lot Size

Total Land:

Land Unit Type:

!6460!

**USER DEFINED**

Prior Id # 1: 49290

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 079.0-0003-0011.0

Date

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2020	101	FV	271,900	0	7,995.	461,900	733,800	733,800	Year End Roll	12/18/2019
2019	101	FV	218,200	0	7,995.	461,900	680,100	680,100	Year End Roll	1/3/2019
2018	101	FV	218,200	0	7,995.	310,100	528,300	528,300	Year End Roll	12/20/2017
2017	101	FV	218,200	0	7,995.	296,900	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	218,200	0	7,995.	270,500	488,700	488,700	Year End	1/4/2016
2015	101	FV	205,800	0	7,995.	217,800	423,600	423,600	Year End Roll	12/11/2014
2014	101	FV	205,800	0	7,995.	194,700	400,500	400,500	Year End Roll	12/16/2013
2013	101	FV	205,800	0	7,995.	184,800	390,600	390,600		12/13/2012

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

CHAMBERLAIN JAM	36385-175	9/12/2002	Family	1	No	No	
	12834-511	7/29/1975		38,900	No	No	N

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018		MEAS&NOTICE						BS Barbara S
5/12/2009		Measured						197 PATRIOT
1/15/2000		Mailer Sent						
1/12/2000		Measured						243 PATRIOT
7/26/1993								TH

Sign:

VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:																		
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																		
			%	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																		
				OthrFix:	Rating:																				
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average	1st Res Grid   Desc: Line 1   # Units: 1																			
Color: GREY				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl:	Rating:	Other																			
GENERAL INFORMATION				WSFlue:	Rating:	Upper																			
Grade: C - Average				CONDO INFORMATION				Lvl 2																	
Year Blt: 1920		Eff Yr Blt:		Location:				Lvl 1																	
Alt LUC:		Alt %:		Total Units:				Lower																	
Jurisdct:		Fact: .		Floor:				Totals				RMS: 8	BRs: 3	Baths: 1	HB: 1										
Const Mod:				% Own:				REMODELING				RES BREAKDOWN													
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRs	FL										
INTERIOR INFORMATION				DEPRECIATION				Interior:				1	8	3											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%	Additions:																		
Prim Int Wall: 2 - Plaster				Functional:		%	Kitchen:																		
Sec Int Wall:				Economic:		%	Baths:																		
Partition: T - Typical				Special:		%	Plumbing:																		
Prim Floors: 3 - Hardwood				Override:		%	Electric:																		
Sec Floors:				Total: 31		%	Heating:																		
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:				Totals				1	8	3							
Subfloor:				COMPARABLE SALES																					
Bsmnt Gar:				Basic \$ / SQ: 130.00	Rate				Parcel ID	Typ	Date	Sale Price													
Electric: 3 - Typical				Size Adj.: 1.35000002																					
Insulation: 2 - Typical				Const Adj.: 0.99989998																					
Int vs Ext: S				Adj \$ / SQ: 175.482																					
Heat Fuel: 1 - Oil				Other Features: 67500																					
Heat Type: 3 - Forced H/W				Grade Factor: 1.00																					
# Heat Sys: 1				NBHD Inf: 1.00000000																					
% Heated: 100				NBHD Mod:																					
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																					
% Com Wall	% Sprinkled:			Adj Total: 394045																					
MOBILE HOME				Depreciation: 122154																					
SPEC FEATURES/YARD ITEMS				Depreciated Total: 271891																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 079.0-0003-0011.0							
More: N	Total Yard Items:				Total Special Features:						Total:														
<b>IMAGE</b> <i>AssessPro Patriot Properties, Inc</i>																									